

ZONING BOARD OF APPEALS DECISION GRID
JANUARY 15, 2015

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-052-14-15: To establish live entertainment in an existing bar/restaurant.	519 Thurston Road	6-0-0	APPROVED on condition
V-059-14-15: To waive the off-street parking requirement associated with the establishment of a place of worship.	500 Lyell Avenue	6-0-0	APPROVED
V-060-14-15: To waive the off-street parking requirement associated with the legalization of a place of worship and to legalize the two existing signs.	293 Bay Street	6-0-0	APPROVED with lesser relief
V-061-14-15: To legalize an existing deck in the side yard.	87 Sanford Street	6-0-0	APPROVED on condition
V-062-14-15: To convert a portion of an open front porch to living space and to waive the front yard setback.	26 Ellison Street	6-0-0	APPROVED on condition
V-063-14-15: To legalize an existing front yard parking area for a three-family dwelling and to waive the associated lot coverage.	646 University Avenue	6-0-0	APPROVED
V-064-14-15: To legalize a parking area in the rear yard of a single-family dwelling that exceeds the lot coverage requirements.	69 Crittenden Blvd	6-0-0	APPROVED with lesser relief
V-065-14-15: To legalize the four space, front yard parking area of a single family dwelling.	1046 Genesee Street	HELD to February 19, 2015 hearing	
V-066-14-15: To demolish a single car garage and replace it with a two-car garage.	91 Independence Street	6-0-0	APPROVED
V-067-14-15: To remove and replace two wall signs that do not meet the sign requirements.	265 Hayward Avenue	HELD to February 19, 2015 hearing	

Zoning Board Members Present: D. O'Brien, J. O'Donnell, D. Carr, R. Khaleel, D. Turner, E. Van Dusen
Absent: M. Tilton

DISTRIBUTION:

L. Warren	D. Smith	D. Algarin	H. Washington	A. Guzzetta	Zoning Staff
G. Kirkmire	V. Wehbring	T. Mann	J. Brennan	NSC Administrators	

CONDITIONS:

V-052-14-15 (519 Thurston Road):

Live entertainment to be conducted Sunday through Wednesday until 10:00 pm and Thursday through Saturday until 1:00 am.

V-060-14-15 (293 Bay Street):

The sign located above the door must be removed.

V-061-14-15 (87 Sanford Street):

Additional blacktop cannot be added to the rear yard.

V-062-14-15 (26 Ellison Street):

- 1) The window trim on the windows on the addition must match those on the second floor of the dwelling.
- 2) A window must be added to the north side of the addition. This window must be the same size as those facing Ellison Street.
- 3) A trellis, matching the existing front porch, must be added to the front of the addition in order to conceal the solid foundation.
- 4) Landscaping must be installed in front of the addition to soften the appearance of the trellis and the foundation.

V-064-14-15 (69 Crittenden Blvd):

The asphalt area behind the house must be reduced to a 10' x 20' area. The excess asphalt must be removed and restored to grass.